±1,117 SF Retail Space

Hutchinson Island Shops

11023 S Ocean Drive
Jensen Beach, FL 34957

FOR LEASE:

$28.00/SF NNN

NAISouthcoast

Atlantic Ocean

SUBJECT

±1,117 SF RETAIL SPACE AVAILABLE

S OCEAN DR

Reid Armor

Sales Associate

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James McKinney

Sales Associate

+1 772 349 3414
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Building Features

- **Address:** 11023 S Ocean Dr.
  Jensen Beach, FL 34957

- **Parcel ID:** 4512-333-0001-000-4

- **Lease Rate:** $28.00/SF NNN

- **Unit Size:** 1,117 SF

- **Zoning:** General Commercial

- **Year Built:** 1984

- **Renovated:** 2005

Property Overview

A 1,117-square-foot commercial unit is available for lease in the Hutchinson Island Shops on S Ocean Drive in Jensen Beach. Formerly an arcade, the space features a flexible layout suitable for retail or small service businesses, with convenient parking and steady foot traffic from both locals and visitors.
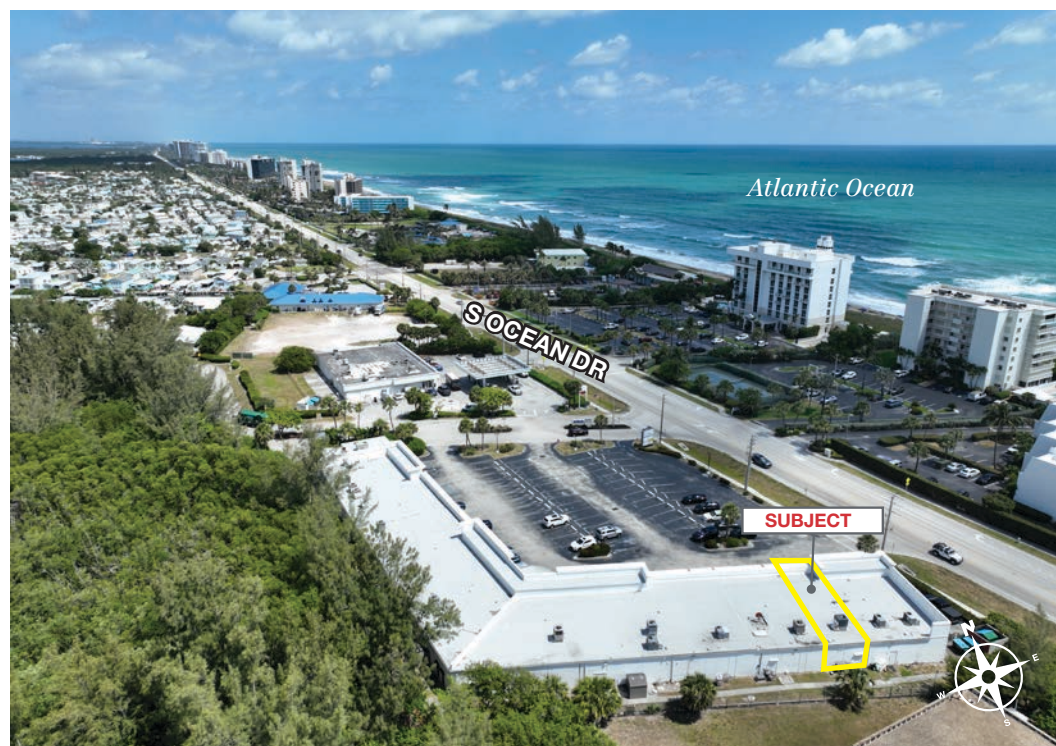
The plaza includes a mix of tenants, including Sunrise Surfshop, Magic Oyster Bar, Islander Salon & Spa, Strawberry's Ice Cream, Island Liquor, USPS, and a Seacoast Bank ATM, offering a well-rounded retail environment and consistent customer flow.

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STRAWBERRY'S
ICE CREAM &
SANDWICH PARLOR

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SPACE AVAILABLE

IN AND OUT
LIQUORS

SUNRISE
SURF SHOP

UNITED STATES
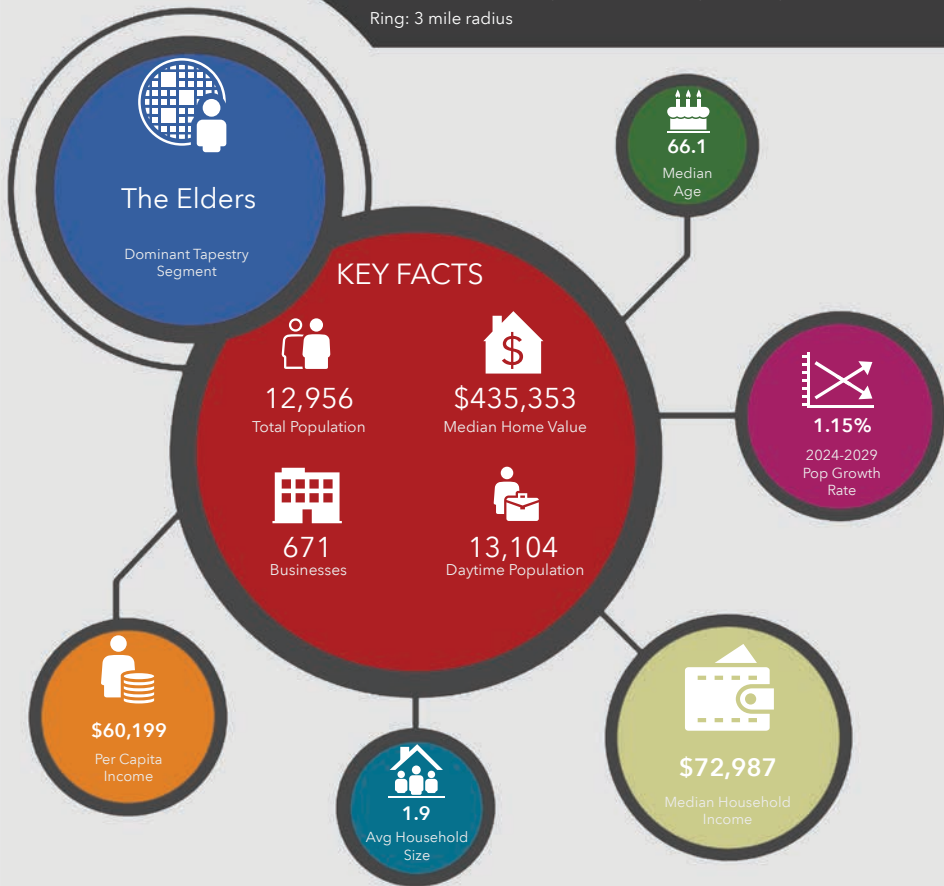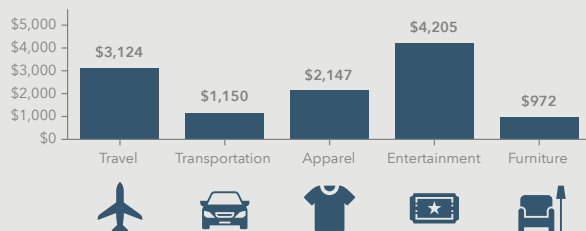POSTAL SERVICE®

The MAGIC OYSTER
Bar & Seafood Grill

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11023 S Ocean Dr, Jensen Beach, Florida, 34957
Ring: 3 mile radius

The Elders
Dominant Tapestry Segment

KEY FACTS

66.1
Median Age

12,956
Total Population

$435,353
Median Home Value

1.15%
2024-2029 Pop Growth Rate

671
Businesses

13,104
Daytime Population

$60,199
Per Capita Income

1.9
Avg Household Size

$72,987
Median Household Income

KEY SPENDING FACTS

Category	Amount
Travel	$3,124
Transportation	$1,150
Apparel	$2,147
Entertainment	$4,205
Furniture	$972

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Population
1 Mile:	1,395
3 Mile:	12,956
5 Mile:	43,560

Average Household Income
1 Mile:	$100,043
3 Mile:	$112,774
5 Mile:	$110,391

Median Age
1 Mile:	71.3
3 Mile:	66.1
5 Mile:	58.8

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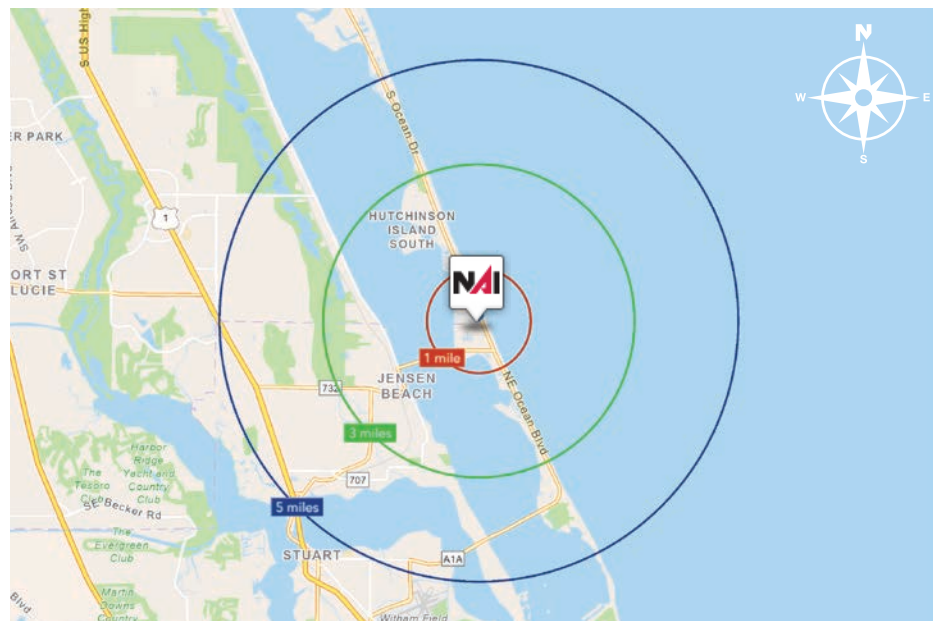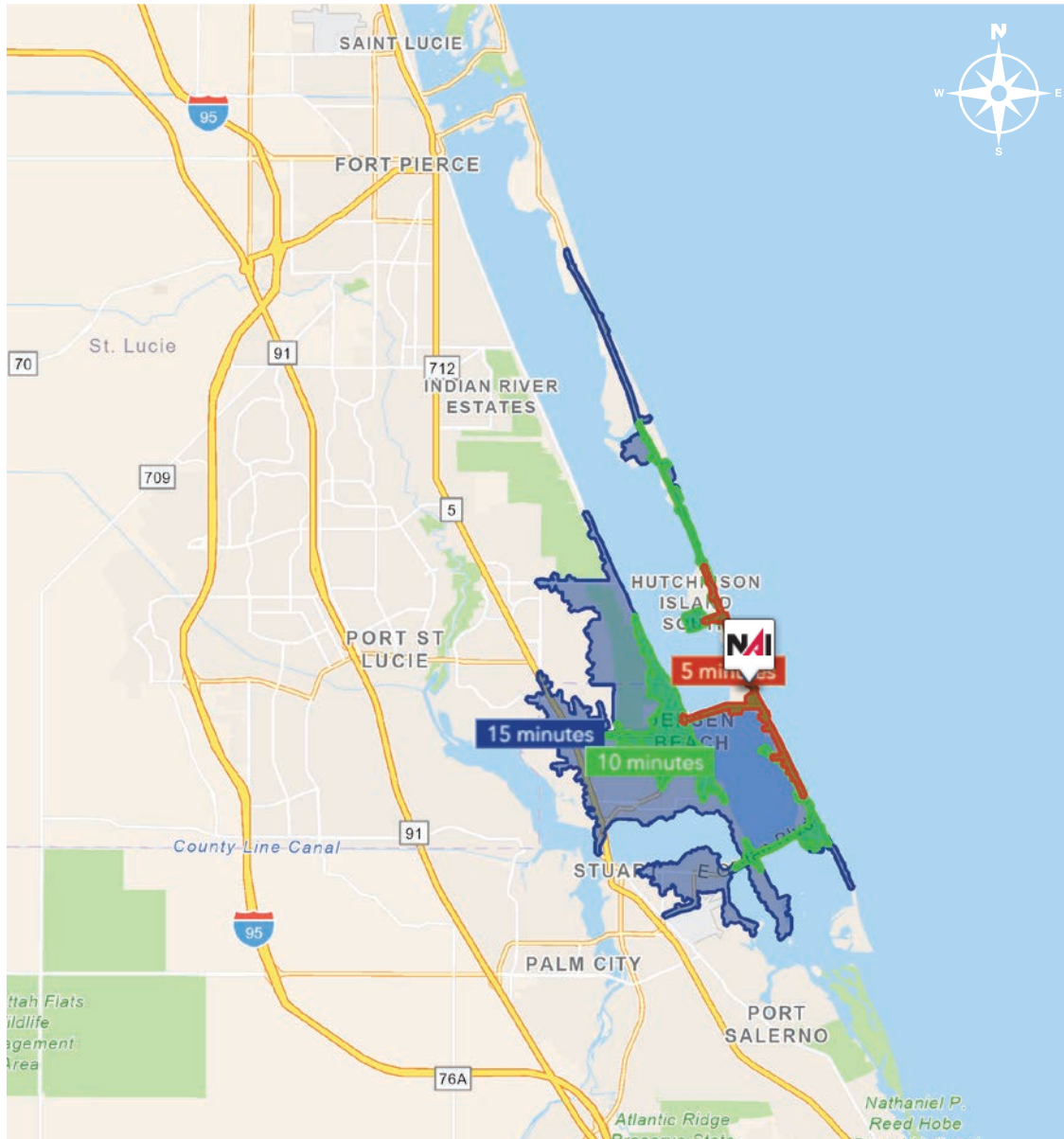
5 Minutes	10 Minutes	15 Minutes
5,043 2010 Population	11,320 2010 Population	34,935 2010 Population
5,043 2024 Population	11,866 2024 Population	38,640 2024 Population
0.11% 2024-2029 (Annual) Est. Population Growth	0.33% 2024-2029 (Annual) Est. Population Growth	0.94% 2024-2029 (Annual) Est. Population Growth
71.7 2024 Median Age	67.2 2024 Median Age	60.5 2024 Median Age
$119,384 Average Household Income	$119,823 Average Household Income	$117,526 Average Household Income
57.3% Percentage with Associates Degree or Better	55.8% Percentage with Associates Degree or Better	51.7% Percentage with Associates Degree or Better
83.6% Percentage in White Collar Profession	67.7% Percentage in White Collar Profession	65.6% Percentage in White Collar Profession

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Jensen Beach, Florida

Jensen Beach, located in the Treasure Coast region of Florida, is a beautiful seaside town known for its stunning beaches, crystal-clear waters, and abundant wildlife. The town is surrounded by the Indian River Lagoon, St. Lucie River, and the Atlantic Ocean, providing visitors with ample opportunities for water-based activities such as fishing, boating, and swimming. Jensen Beach is also known for its vibrant downtown area, which features numerous restaurants, shops, and art galleries. The area is home to several festivals and events throughout the year, including the Pineapple Festival, which celebrates the town's history as a pineapple producer.

One of the most popular attractions in Jensen Beach is Hutchinson Island, which is located just across the St. Lucie Inlet. The island is home to miles of unspoiled beaches, perfect for swimming, sunbathing, and shelling. The island is also home to several state parks, including the Savannas Preserve State Park, which features hiking trails and a variety of wildlife viewing opportunities. Whether you're looking for a relaxing beach vacation or an outdoor adventure, Jensen Beach has something for everyone.

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St. Lucie County, Florida

Extensive, dependable transportation and easy access is the key to growth, and St. Lucie County has both in abundance. Interstate Highway 95 and U.S. Highway 1 provide easy access to the country's east coast, from Key West to Maine. The Florida Turnpike stretches from just south of Miami through northern-central Florida, while State Road 70 runs from U.S. Highway 1 in Fort Pierce west to Bradenton, Florida. St. Lucie County offers a plethora of transportation linkages which include rail, a custom-serviced international airport, and a deep-water port – all of which enable easy access to all St. Lucie County has to offer. The St. Lucie County International Airport is also one of the busiest general aviation airports in the state.

The county has a population of over 358,704 and has experienced growth of over 28% since 2010. The area economy is a blend of emerging life science R&D with traditional manufacturing, agriculture, tourism and services. St. Lucie County's natural resources are enviable, with more than 21 miles of pristine coastline and beaches, coral reefs, more than 20,000 acres of public parks and nature preserves, and miles of rivers and waterways. The area boasts over 20 public and semiprivate courses, with prices ranging from upscale to very affordable, and the great weather allows for play all year round. St. Lucie County is home to Clover Park in Port St. Lucie, the Spring training home of the New York Mets.

The county is host to Indian River State College, an institution that has won national recognition for excellence and innovation applied toward training and education. St. Lucie County boasts 52 schools with a total of 43,612 students and 8,800 staff. The Economic Development Council of St. Lucie County (EDC) is a non-profit organization with the goal of creating more, high-paying jobs for residents by working in concert on agreed upon strategies to promote the retention and expansion of existing businesses, as well as attracting new ones to St. Lucie County. Workers employed in St. Lucie County are clustered in the Health Care and Social Assistance (18.4%), and Retail Trade (11.9%) industries. Workers living in St. Lucie County are concentrated in the Health Care and Social Assistance (16.3%), and Retail Trade (14.1%) industries. Since 2017 the EDC has facilitated 40 expansion and new attraction job creating projects with a net growth of building area of approximately 6,500,000 square feet.

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